

## **FACTSHEET**

**TITLE:** **SPECIAL PERMIT NO. 1978, STONE RIDGE APARTMENTS COMMUNITY UNIT PLAN**, requested by Olsson Associates on behalf of Ridge Development Company and Southview, Inc., for 120 multi-family units and one clubhouse, with a request to waive the design standards for stormwater detention, on property generally located northwest of the intersection of South 27<sup>th</sup> Street and Yankee Hill Road.

**STAFF RECOMMENDATION:** Conditional approval; however, **denial** of the waiver request.

**ASSOCIATED REQUESTS:** Change of Zone No. 3369 (02-129)

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 06/26/02 and 07/10/02  
Administrative Action: 07/10/02

**RECOMMENDATION:** Conditional Approval, with amendments, including approval of the waiver request (7-0: Carlson, Taylor, Larson, Bills-Strand, Newman, Steward and Schwinn voting 'yes'; Duvall and Krieser absent).

### **FINDINGS OF FACT:**

1. This community unit plan and the associated Change of Zone No. 3369 were heard at the same time before the Planning Commission.
2. The staff recommendation of conditional approval, with **denial** of the waiver request, is based upon the "Analysis" as set forth on p.4-6, concluding that this community unit plan and the associated change of zone generally conform to the Comprehensive Plan and adopted regulations.
3. This application was deferred for two weeks to allow proper advertising of a waiver request that was not submitted with the original application (See p.28-29).
4. The applicant's testimony is found on p.9-11, including requests to amend the conditions of approval (Also See p.30-32).
5. The staff response to the proposed amendments to the conditions of approval is found on p.11. The applicant's rebuttal is found on p.12.
6. There was no testimony in opposition.
7. On July 10, 2002, the Planning Commission voted 7-0 to recommend conditional approval, with the amendments as requested by the applicant. (See Minutes, p.12).
8. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been submitted by the applicant and approved by the reviewing departments.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** August 6, 2002

**REVIEWED BY:** \_\_\_\_\_

**DATE:** August 6, 2002

**REFERENCE NUMBER:** FS\CC\2002\SP.1978

# LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

## Revised Staff Report

This staff report revises and replaces the previous staff report dated June 11, 2002. It is still a combined staff report for related items, and contains a single background and analysis section for all items. However, there are separate conditions provided for the special permit application.

**P.A.S.:** Change of Zone #3369  
**Special Permit #1978**

**DATE:** June 26, 2002

**\*\*As Revised by Planning Commission: 7/10/02\*\***

**PROPOSAL:** A change of zone from AG Agriculture to R-4 Residential with a one-lot Community Unit Plan (CUP) for 120 multi-family units and clubhouse.

**WAIVER REQUEST:** Waiver to design standards for storm water detention facilities.

**LAND AREA:** Approximately 19.81 acres.

**CONCLUSION:** This change of zone and CUP generally conform to the Comprehensive Plan and adopted regulations.

|                        |  |  |
|------------------------|--|--|
| <b>RECOMMENDATION:</b> | Change of Zone #3369                     | Approval                               |
|                        | <b><u>Special Permit #1978</u></b>       | <b><u>Approval with Conditions</u></b> |
|                        | <b><u>Waiver to Design Standards</u></b> | <b><u>Deny</u></b>                     |

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** A portion of Lot 81 I.T. located in the southeast quarter of Section 24, T9N, R6E, of the 6<sup>th</sup> P.M., Lancaster County, Nebraska (see attached for complete metes and bounds description).

**LOCATION:** Northwest of the intersection of South 27<sup>th</sup> Street and Yankee Hill Road.

**APPLICANT/  
OWNER:** Ridge Development Company and Southview, Inc.  
2001 Pine Lake Road Suite 100  
Lincoln, NE 68542  
(402) 421-1627

**CONTACT:** Stephen Clymer  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402) 474-6311

**EXISTING ZONING:** AG Agricultural

**EXISTING LAND USE:** Agriculture

**SURROUNDING LAND USE AND ZONING:**

|        |   |     |
|--------|---|-----|
| North: | Vacant Agricultural Land                                      | AG  |
| South: | Single-family Residential                                     | R-3 |
| East:  | Vacant (site of approved Use Permit for office/retail center) | B-2 |
| West:  | Vacant (final plat for single-family res. has been approved)  | R-3 |

**HISTORY:** FP#01037 - The final plat of Stone Ridge Estates Addition creating 73 lots and five outlots was approved **March 20, 2002**.

CZ#3330 - A change of zone from AG to R-3 Stone Ridge Estates Addition was approved by the Planning Commission on **November 28, 2001** and by the City Council on **January 14, 2002**.

PP#3330 - The preliminary plat of Stone Ridge Estates Addition was approved by the Planning Commission on **November 28, 2001**, and by the City Council on **January 14, 2002**.

SP#1946 - A special permit to allow a Community Unit Plan for ten duplex units on Lots 1-10, Block 7, Stone Ridge Estates Addition, was approved by the Planning Commission on **November 28, 2001**, and by the City Council on **January 14, 2002**.

**COMPREHENSIVE PLAN SPECIFICATIONS:** In the May, 2002 Comprehensive Plan, this land is designated as Urban Residential in the Land Use Plan (page F27). Other relevant sections include the following:

- Page F20 - Residential Neighborhoods
  - Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.
  - Encourage different housing types and choices, including affordable housing throughout each neighborhood for an increasingly diverse population.
- Page F75 - Guiding Principles for New Neighborhoods
  - Encourage a mix of housing types, single-family, townhomes, apartments, elderly housing all within one area.
  - Multiple-family and elderly housing closest to commercial area.
- Page F93 - Transportation Planning Principles
  - A Balanced Transportation System - The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and into the future.
- Page F99 - Other Areas
  - All areas of the community should have safe, secure and reasonably direct pedestrian connections. Activities of daily living should be available within walking distance. Neighborhoods should include homes, stores, workplaces, schools, and places to recreate. Interconnecting streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, and conserve energy.

**UTILITIES:** This area is within the Future Service Limit of the Comprehensive Plan. All utilities are available or planned for this area and capable of serving the needs of the proposed development.

**TOPOGRAPHY:** This site slopes down to the middle where there is a drainage that extends from east to west across the site.

**TRAFFIC ANALYSIS:** South 27<sup>th</sup> Street and Yankee Hill Road are both identified as principal arterials in the Comprehensive Plan, and are both paved adjacent to the limits of this project. Paving improvements are planned for Yankee Hill Road in the current six-year Capital Improvements Program (CIP).

**PUBLIC SERVICE:** This area is served by City of Lincoln public safety services and utilities, and by Lincoln Public Schools.

### **BACKGROUND:**

At the June 26, 2002 Planning Commission meeting, the applicant submitted two requests associated with these applications: The first was a waiver to Design Standards for storm water detention facilities; The second was to allow the public hearing on the change of zone and special permit to be delayed for two weeks to allow the waiver request to be advertised. The request to delay was approved by the Planning Commission.

This is a revised staff report that includes the request for a waiver to Design Standards, and with the exceptions of the recommendation on the waiver to design standards, a brief discussion of the waiver in the following analysis section (item #9), and a comment concerning off-street parking (item #14), the remainder of the report is unchanged from the original report distributed to the Planning Commission for the June 26, 2002 hearing.

### **ANALYSIS:**

1. The May, 2002 Comprehensive Plan designates this area as Urban Residential. The proposed change of zone from AG to R-4 is consistent with the Plan.

2. In addition to the review for compliance with the Comprehensive Plan, those relevant portions of Nebraska Revised Statutes Section 15-902 are also considered:

- A. **Safety from fire, flood and other dangers;**  
There is no FEMA flood plain on the parcel.
- B. **Promotion of the public health, safety, and general welfare;**  
There appears to be no major conflicts. The Plan has called for and has anticipated urban residential development in this area.
- C. **Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development;**  
R-4 zoning is consistent with existing and planned development in this area.

**D. Conservation of property values; and**

A change from AG to R-4 is consistent with what has been planned and anticipated for this area and should not be detrimental to property values.

**E. Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.**

A change of zoning to R-4 is consistent with the development pattern in this area and is an appropriate use of land that complies with the Comprehensive Plan.

3. The proposed CUP with 120 units and a clubhouse is an allowable density, well under the maximum permitted density of 275 units.

4. The apartment buildings are accessed by an internal private driveway. That portion of the driveway serving the apartments along the north boundary shows a connection to the future street north of the complex. The south portion is a dead-end drive approximately 1,100 in length. While this project is not subject to the requirements of LMC Section 26.23.080 that limits dead-end streets to 1,000' in length and serving no more than 40 dwelling units, the standard was developed with public health and safety in mind. In this case, the concern is the potential number of people and amount of property at risk if the drive becomes blocked for some reason. With only one means of ingress/egress to the buildings on the south, there is no alternate way for both emergency responders to get in or for residents to get out in the case of an emergency. An acceptable solution to the access problem (that would also enhance pedestrian circulation within the complex) is to connect the north and south drives by an extension across the dam between the two detention ponds. This provides internal circulation throughout the site and accommodates emergency access.

5. Sidewalks are not required by the Zoning Ordinance or Design Standards in the interior of this development, and none are shown. As a result, the development does not have pedestrian connections to surrounding areas, and there is no attempt to accommodate pedestrian circulation within the development. This type of design is contrary to the Comprehensive Plan which encourages connectivity among neighborhoods, and encourages the accommodation of pedestrian facilities to help increase mobility, decrease dependence upon automobiles and reduce traffic congestion.

Sidewalks should be installed along at least one side of the drive throughout the complex, and sidewalk connections should also be made that allow direct access to South 27<sup>th</sup> Street, Yankee Hill Road, Hollynn Lane, and to the unlabeled building in the southwest corner of the site. Sidewalks should also be installed along both sides of the drive connecting to the 'Future Drive Access' noted north of the site.

6. The two sign envelopes shown between the unlabeled building and Hollynn Lane are not allowed by the zoning ordinance and must be removed. Additionally, all sign envelopes must be indicated on the landscape plan as required by the Zoning Ordinance.

7. The unlabeled building at the southwest corner of the site is presumed to be a clubhouse. Clubhouses are allowed as an accessory use to the apartment complex, and are for the use of the residents living there - not the general public. To enhance the accessibility for the residents of the complex, the unlabeled clubhouse and parking area should be designed with access to the internal road system, and not from the adjacent public street (Hollynn Lane) as shown. A sidewalk connection from the internal sidewalk system to the building should also be provided.

8. There are several items relating to drainage and storm water detention noted in the review from the Public Works and Utilities Department. These items must be corrected and accompanied by a storm water detention plan approved by Public Works prior to this request being forwarded to City Council. Comment #1 of the review relates specifically to the request for a waiver to Design Standards and is addressed in the next paragraph.

9. As designed, the outlet pipes do not allow the detention facilities to drain completely in order to create permanent pools of water. These pools are intended to be large enough to allow for blue water conditions so they may serve as an amenity for the development. However, the City of Lincoln Design Standards require the outlet pipe for such ponds to be at a level that will allow the facility to drain completely. This standard exists to facilitate the removal of the sediment that will accumulate at the bottom over time.

At the time this revised report was written, the recommendation from the Public Works and Utilities Department was to deny the requested waiver to Design Standards. However, based upon discussions between the developer's representatives and City staff, Public Works indicated they would consider any additional information provided prior to the July 10, 2002 Planning Commission public hearing and could modify the recommendation if justified.

10. Design Standards require apartment complexes to provide outdoor recreation facilities. Based upon the design proposed, a ½ basketball court, playground (including swing and spring toys), ground surface, with a shaded seating area must be provided consistent with the review from the Parks and Recreation Department.

11. LES requests a blanket easement (except for building footprints) over the site to accommodate providing utility service to the complex.

12. Note #5 relating to lot dimensions and reductions in lots under General Site Notes is not applicable and should be deleted. Also, note #10 relating to sidewalks not being required should be deleted.

13. Comments from the Health Department remind the applicant of specific requirements prior to and during construction. It should also be noted that plans for swimming pools must be approved by the Health Department prior to construction.

14. The plan shows required parking being provided by tandem parking for all units at each building throughout the development. That is, one parking space is provided in the garage, and the second is in the driveway. This is an exception to the parking standards, but the Zoning Ordinance allows it to be waived through approval of the plan as part of the C.U.P. Using tandem parking, the amount of off-street parking shown complies with the requirements of the Zoning Ordinance.

#### **CONDITIONS FOR SPECIAL PERMIT #1978:**

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the plan as follows:

- 1.1.1 Provide a ~~drive~~ pedestrian crossing across the dam connecting the north and south access drives that will accommodate ambulance traffic in the event an emergency occurs and the primary access to the south is blocked. (**\*\*Per Planning Commission: 7/10/02\*\***)
- 1.1.2 Provide a sidewalk ~~along one side of the drive loop~~ throughout the interior of the complex, with sidewalk connections made to allow direct access to South 27<sup>th</sup> Street, Yankee Hill Road, Hollynn Lane, to the unlabeled building, and installed along both sides of the drive connecting to the 'Future Drive Access' noted north of the site. (**\*\*Per Planning Commission: 7/10/02\*\***)
- 1.1.3 Delete the two sign envelopes shown between the clubhouse and Hollynn Lane. The landscape plan must also be revised to show all remaining sign envelopes.
- 1.1.4 Provide outdoor recreation facilities consisting of a ~~½ basketball court~~, playground (including swing and spring toys), ground surface, with a shaded seating area consistent with the review from the Parks and Recreation Department. (**\*\*Per Planning Commission: 7/10/02\*\***)
- 1.1.5 Provide ~~a blanket~~ an identified utility easement over the site ~~except for building footprints~~ acceptable to LES. (**\*\*Per Planning Commission: 7/10/02\*\***)
- 1.1.6 Delete notes #5 and #10 under General Site Notes.
- 1.1.7 Label all buildings and structures along with their purpose, and add the number of dwelling units per structure.
- 1.1.8 Show the unlabeled clubhouse with vehicular and pedestrian access from the internal road system, ~~with the access drive off Hollynn Lane deleted.~~ (**\*\*Per Planning Commission: 7/10/02\*\***)
- 1.1.9 Add a note that states, "Applicant, as owner of the property, recognizes the design of the detention facilities could potentially result in additional maintenance issues and costs that are the lot owner's responsibility." (**\*\*Per Planning Commission: 7/10/02\*\***)

1.2 The applicant must address all items to the satisfaction of the Public Works and Utilities Department noted in their review.

2. This approval permits 120 multiple-family units and one associated clubhouse.

3. The City Council approves associated requests:

3.1 Change of Zone No. 3369.

3.2 Waiver of the design standard that requires an outlet to be provided that will allow a retention facility to be completely drained when required for silt removal, maintenance or inspection. (\*\*Per Planning Commission: 7/10/02\*\*)

General:

34. Before receiving building permits:

34.1 The permittee shall have submitted a revised and reproducible final plan and 5 copies.

34.2 The construction plans shall comply with the approved plans.

Standard Conditions:

45. The following conditions are applicable to all requests:

45.1 Before occupying the dwelling units and clubhouse all development and construction shall have been completed in compliance with the approved plans.

45.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

45.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

45.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

45.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, AICP  
Planner



**CHANGE OF ZONE NO. 3369  
and  
SPECIAL PERMIT NO. 1978,  
STONE RIDGE COMMUNITY UNIT PLAN,**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

June 26, 2002

Members present: Larson, Taylor, Bills-Strand, Duvall, Newman, Krieser, Carlson and Schwinn; Steward absent.

Staff recommendation: Approval of the change of zone and conditional approval of the community unit plan.

Brian Will of Planning staff submitted additional information including a request by the applicant for a waiver of design standards to the stormwater detention facilities on the community unit plan. This waiver will require an additional two week deferral for publication.

Bills moved to defer, with continued public hearing and administrative action on July 10, 2002, seconded by Taylor and carried 8-0: Larson, Taylor, Bills-Strand, Duvall, Newman, Krieser, Carlson and Schwinn voting 'yes'; Steward absent.

The applicant did not make a presentation.

There was no other public testimony.

**CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:**

July 10, 2002

Members present: Taylor, Bills-Strand, Larson, Newman, Carlson, Steward and Schwinn; Duvall and Krieser absent.

Staff recommendation: Conditional approval; however, denial of the waiver of design standards for stormwater detention facilities.

**Proponents**

**1. DaNay Kalkowski** presented the applications on behalf of Ridge Development and Southview, Inc., the owners of this property. The owners are requesting a change of zone to R-4 and a community unit plan for 120 multi-family units and a clubhouse. Kalkowski submitted proposed amendments to the conditions of approval.

The 10-plexes will be located around two detention ponds with permanent pools of water. These owners are also the owners of the Wilderness Golf Course to the south and will use detention ponds to create attractive amenities and green space similar to those in the development to the south. The sidewalk has been taken off of the roadways and placed on the interior of the site to create a loop around the west lake and to create a very pedestrian friendly environment on the interior. The two ponds will be connected by a rocky waterfall. The west pond is lower than the east so the water will flow from one pond to the other over the rocks. The owners are proposing to construct a pedestrian crossing over this area to complete the interior sidewalk loop. Condition #1.1.1 requires the construction of a vehicular crossing through this area between the ponds. The owners are opposed to a vehicular crossing through this area because 1) they don't feel it is necessary, and 2) a vehicular crossing brings with it vehicular conflicts with pedestrians. The intent is to orient to pedestrians and pedestrian enjoyment. The proposed amendment to Condition #1.1.1 is a compromise to address health and safety issues, while maintaining the integrity of the pedestrian orientation.

- 1.1.1 Provide a ~~drive~~ pedestrian crossing across the dam connecting the north and south access drives that will accommodate ambulance traffic in the event an emergency occurs and the primary access to the south is blocked.

Kalkowski explained that this would require the pedestrian crossing to be constructed sufficiently to accommodate ambulance traffic if there was an emergency and the access to the units on the south were totally blocked. She believes this is acceptable to Public Works.

Kalkowski acknowledged that sidewalk plans were not included with the original submittal, but they have now been submitted and she believes that all amendments proposed are acceptable to the staff.

With regard to the request for waiver, Kalkowski informed the Commission that the waiver being requested is the design standard that requires that an outlet be provided that would allow a retention facility to be completely drained. The waiver is necessary because the owners intend to maintain the retention ponds as permanent pools of water of sufficient depth to keep the blue water conditions. The owners have provided additional information to Public Works and the proposed amendments add Condition #1.1.9 to address the concerns of Public Works:

- 1.1.9 Add a note that states, "Applicant, as owner of the property, recognizes the design of the detention facilities could potentially result in additional maintenance issues and costs that are the lot owner's responsibility."

Kalkowski believes the waiver is now acceptable to Public Works.

The other amendments proposed are:

- 1.1.2 Provide a sidewalk ~~along one side of the drive~~ loop throughout the interior of the complex, with sidewalk connections made to allow direct access to South 27<sup>th</sup> Street, Yankee Hill Road, Hollynn Lane, to the unlabeled building, and installed along both sides of the drive connecting to the 'Future Drive Access' noted north of the site.

- 1.1.4 Provide outdoor recreation facilities consisting of a ~~½ basketball court~~, playground (including swing and spring toys), ground surface, with a shaded seating area consistent with the review from the Parks and Recreation Department.
- 1.1.5 Provide ~~a blanket~~ an identified utility easement over the site ~~except for building footprints acceptable to LES~~.
- 1.1.8 Show the unlabeled clubhouse with vehicular and pedestrian access from the internal road system, ~~with the access drive off Hollynn Lane deleted~~.
- 3. The City Council approves associated requests:
  - 3.1 Change of Zone No. 3369.
  - 3.2 Waiver of the design standard that requires an outlet to be provided that will allow a retention facility to be completely drained when required for silt removal, maintenance or inspection.

Kalkowski concluded, stating that this project has nice amenities with the internal sidewalk network, water space and green space around the water features.

Steward inquired as to the mechanism for assuring maintenance of the two pond areas. Kalkowski stated that all of the property is under the same ownership. If the owners were doing a subdivision, they would be required to sign a subdivision agreement regarding maintenance. As the owners, these applicants maintain ownership of the entire complex without a subdivision and, as such, it is the owner's responsibility to do the maintenance. If they were to subdivide in the future, there would be a subdivision agreement covering the maintenance issue.

Steward inquired how the owners will control pedestrian use and safety where the vehicular and pedestrian entrance merge. Todd Lorenz of Olsson Associates explained that they are proposing to keep the raised curb on the paved area to not encourage people to use it.

With regard to Condition #1.1.2, Carlson was concerned about the access, particularly with the apartments on the south to the east being close to Yankee Hill and those close to 27<sup>th</sup> Street. Kalkowski stated that they are showing access out to Yankee Hill and a second access. She presented an exhibit showing the internal sidewalk network. The conditions still require direct access to Hollynn Lane and over to 27<sup>th</sup> Street; also down to Yankee Hill. When the site plan is resubmitted, those connections will have to be shown to the satisfaction of Public Works and Planning.

There was no testimony in opposition.

Assuming we will have sidewalks along 27<sup>th</sup> Street and Yankee Hill Road, Carlson was interested to know where the connections are likely to be required. Brian Will of Planning staff showed the connections on South 27<sup>th</sup> and Yankee Hill which are envisioned by staff. There is no hard and fast standard. Staff is looking for some connection that makes sense and provides a level of service. Carlson asked staff to respond to the applicant's proposed amendments. Will agreed with the

proposed amendments, with the exception of Condition #1.1.1. The staff would like to see “fire trucks” included in this amendment. Steward suggested “emergency vehicles”. Will indicated that would be acceptable as long as it included fire trucks. The staff wants to make sure it accommodates both. The Fire Department did review this application but they did not provide any comments. Schwinn believes the engineering to design a bridge for a fire truck vs. an ambulance vs. a car is entirely different.

#### Response by the Applicant

Kalkowski indicated that adding “fire trucks” to the amendment to Condition #1.1.1 is not acceptable to the applicant because it changes the scope of what they are trying to accomplish. There is no standard. We have one ownership so all of the internal roads are drives—not public access easements or public roadways. There is no standard that talks about how long a drive must be. There is a standard for dead-end streets. Even if you use that standard, this project still meets the standard with the drive because if you measured from the point where you can’t have two separate accesses, it is under 1,000 ft. The street is 25' wide. There are areas along the way for pull-off. There are drives behind the garage. There is green space. The Fire Department’s only comment was to make a connection either to the north or to Yankee Hill Road. A connection has been made to the north. Kalkowski believes that the language being proposed is acceptable to Public Works. We don’t want to take the next step because it is not necessary and it hurts the integrity of what we are trying to do in that center area.

Steward observed that the applicant would have to re-engineer all of the radii on the pedestrian condition for the fire trucks. What are the side yard conditions? Are the side yards sloped? Do you have walkout conditions? Lorenz explained that the area around the paved area and the buildings is relatively flat. On the lake side of the apartments it does slope down with a 20' wide flat space. On the outside of the complex it does slope a bit up to Yankee Hill Road. The first building adjacent to the clubhouse is flat so that if the access was blocked it could jump the curb and find a path. The chance of the obstruction of a 25' wide roadway would be a very unique situation. There will be fire hydrants according to code.

Public hearing was closed.

#### **SPECIAL PERMIT NO. 1978**

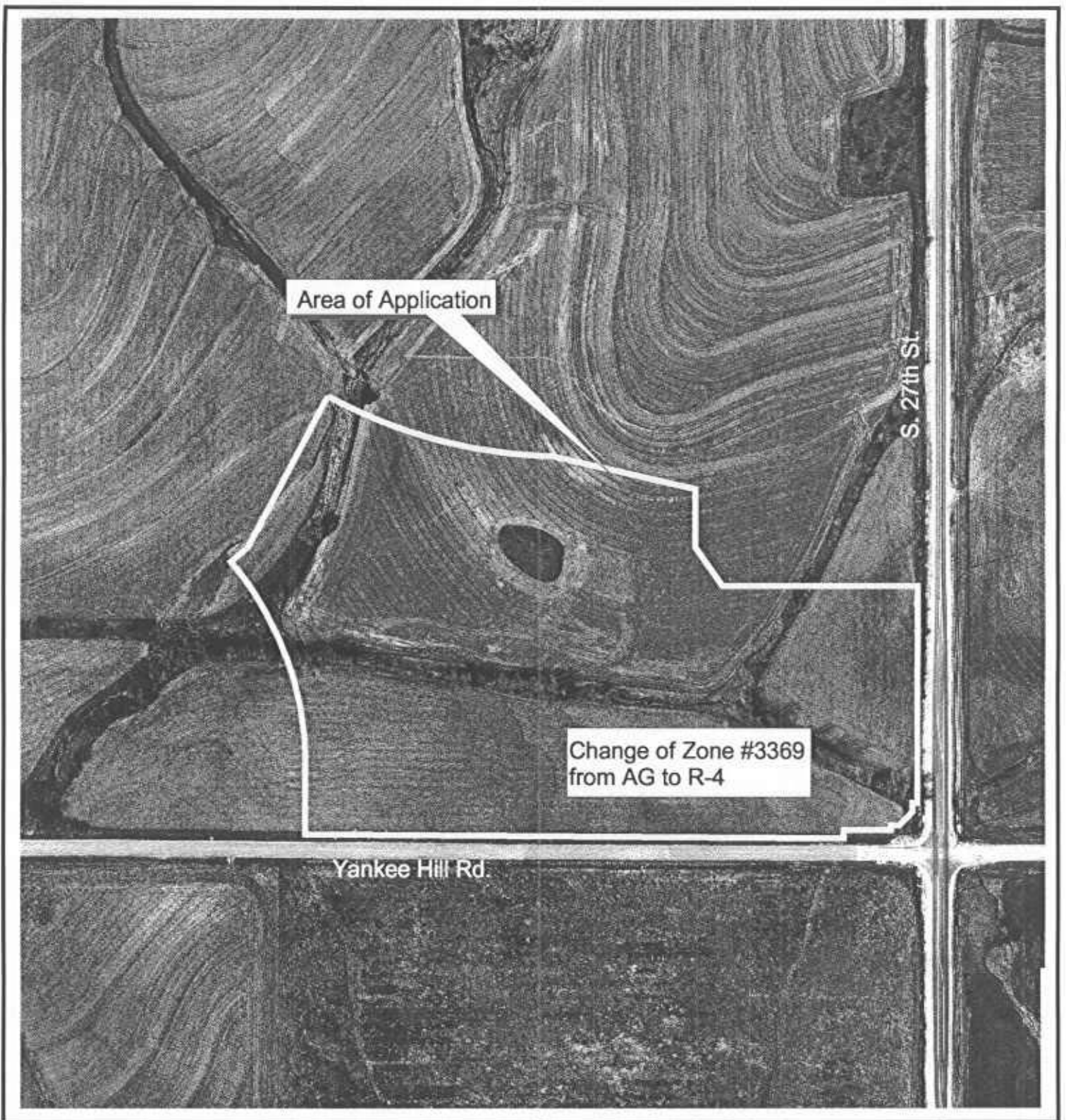
#### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

July 10, 2002

Bills-Strand made a motion to approve, with conditions, with the amendments as requested by the applicant, seconded by Steward.

Schwinn commented that as far as apartment complexes go, he believes this is going to be one first-class place.

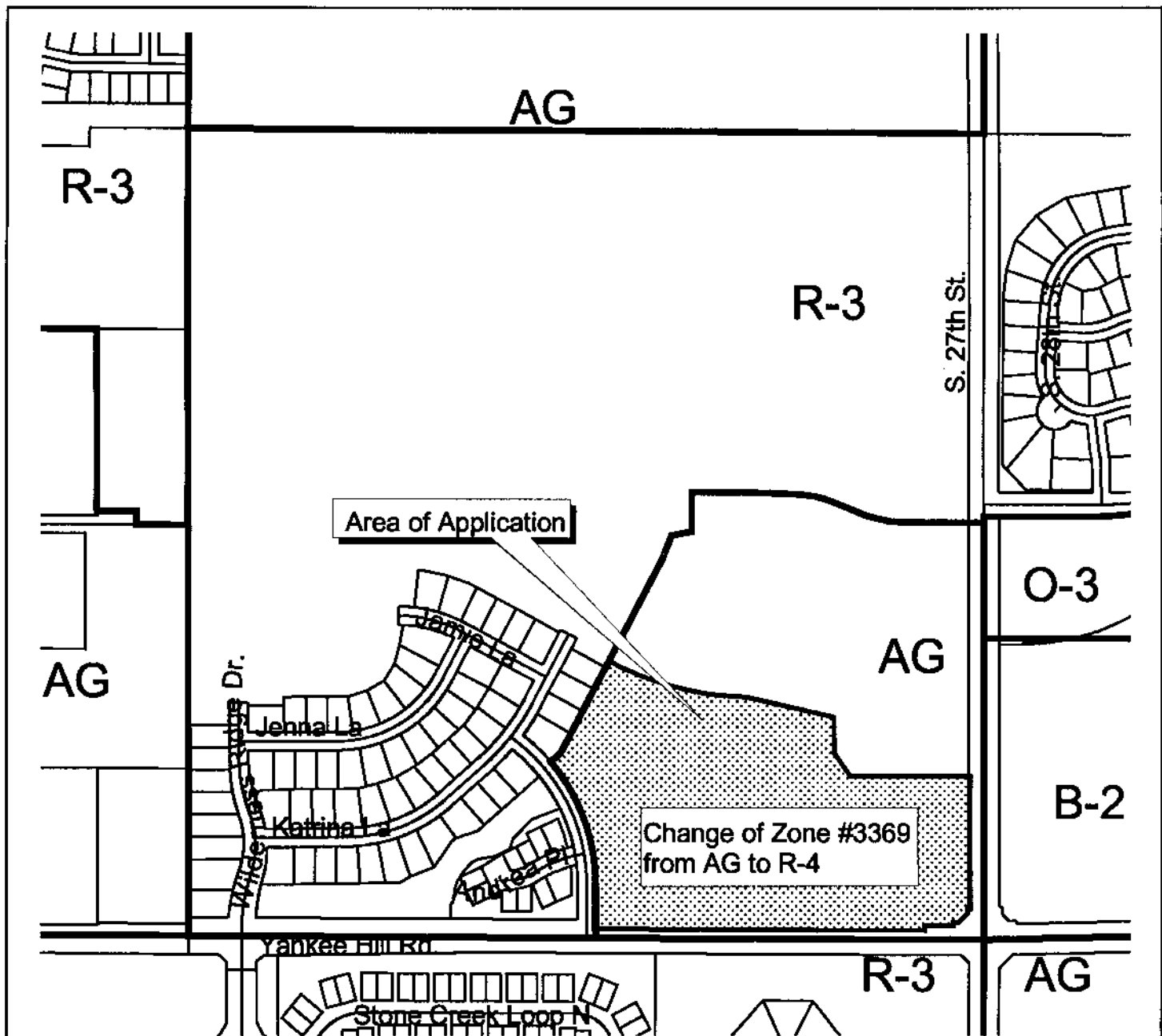
Motion for conditional approval, with amendments as requested by the applicant, carried 7-0: Taylor, Bills-Strand, Larson, Newman, Carlson, Steward and Schwinn voting ‘yes’; Duvall and Krieser absent.



**Change of Zone # 3369  
Special Permit #1978  
S. 27th & Yankee Hill Rd.**



013

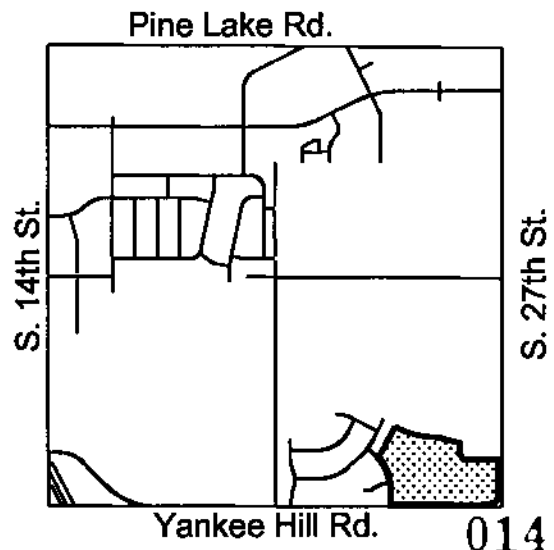
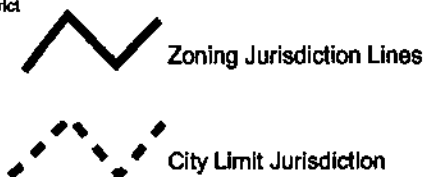


## Change of Zone # 3369 Special Permit #1978 S. 27th & Yankee Hill Rd.

### Zoning:

|            |  |
|------------|--|
| R-1 to R-8 | Residential District                   |
| AG         | Agricultural District                  |
| AGR        | Agricultural Residential District      |
| R-C        | Residential Conservation District      |
| O-1        | Office District                        |
| O-2        | Suburban Office District               |
| O-3        | Office Park District                   |
| R-T        | Residential Transition District        |
| B-1        | Local Business District                |
| B-2        | Planned Neighborhood Business District |
| B-3        | Commercial District                    |
| B-4        | Lincoln Center Business District       |
| B-5        | Planned Regional Business District     |
| H-1        | Interstate Commercial District         |
| H-2        | Highway Business District              |
| H-3        | Highway Commercial District            |
| H-4        | General Commercial District            |
| I-1        | Industrial District                    |
| I-2        | Industrial Park District               |
| I-3        | Employment Center District             |
| P          | Public Use District                    |

One Square Mile  
Sec. 24 T9N R6E





# STONE RIDGE APARTMENTS

C.U.P.  
GRADING & DRAINAGE

- NOTE: ELEVATIONS ARE BASED ON NAVD 1988.
- FOR EXISTING AND DEVELOPED CONDITIONS, SEE PINE LAKE HEIGHTS SOUTH FOURTH ADDITION PRELIMINARY PLAT & USE PERMIT - GRADING & DRAINAGE PLAN SHEET.
  - DEVELOPED BASINS SHOWN ARE FOR RATIONAL METHOD CALCULATION USED FOR INLET LOCATION DESIGN AND OFFSITE RUNOFF CALCULATIONS.

SCALE: 1" = 100'



## PRELIMINARY PIPE SIZING CALCULATIONS

| MANHOLE NO. | MANHOLE ELEVATION (ft.) | PIPE SIZE (in.) | PIPE LENGTH (ft.) | PIPE SLOPE (%) | PIPE SLOPE (ft./ft.) | INLET LOSS (ft.) | OUTLET LOSS (ft.) | HEAD LOSS (ft.) | MANHOLE ELEVATION (ft.) | MANHOLE ELEVATION (ft.) |
|-------------|-------------------------|-----------------|-------------------|----------------|----------------------|------------------|-------------------|-----------------|-------------------------|-------------------------|
| 1           | 100.00                  | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 100.00                  | 100.00                  |
| 2           | 99.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 99.50                   | 99.50                   |
| 3           | 99.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 99.00                   | 99.00                   |
| 4           | 98.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 98.50                   | 98.50                   |
| 5           | 98.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 98.00                   | 98.00                   |
| 6           | 97.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 97.50                   | 97.50                   |
| 7           | 97.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 97.00                   | 97.00                   |
| 8           | 96.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 96.50                   | 96.50                   |
| 9           | 96.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 96.00                   | 96.00                   |
| 10          | 95.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 95.50                   | 95.50                   |
| 11          | 95.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 95.00                   | 95.00                   |
| 12          | 94.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 94.50                   | 94.50                   |
| 13          | 94.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 94.00                   | 94.00                   |
| 14          | 93.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 93.50                   | 93.50                   |
| 15          | 93.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 93.00                   | 93.00                   |
| 16          | 92.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 92.50                   | 92.50                   |
| 17          | 92.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 92.00                   | 92.00                   |
| 18          | 91.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 91.50                   | 91.50                   |
| 19          | 91.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 91.00                   | 91.00                   |
| 20          | 90.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 90.50                   | 90.50                   |
| 21          | 90.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 90.00                   | 90.00                   |
| 22          | 89.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 89.50                   | 89.50                   |
| 23          | 89.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 89.00                   | 89.00                   |
| 24          | 88.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 88.50                   | 88.50                   |
| 25          | 88.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 88.00                   | 88.00                   |
| 26          | 87.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 87.50                   | 87.50                   |
| 27          | 87.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 87.00                   | 87.00                   |
| 28          | 86.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 86.50                   | 86.50                   |
| 29          | 86.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 86.00                   | 86.00                   |
| 30          | 85.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 85.50                   | 85.50                   |
| 31          | 85.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 85.00                   | 85.00                   |
| 32          | 84.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 84.50                   | 84.50                   |
| 33          | 84.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 84.00                   | 84.00                   |
| 34          | 83.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 83.50                   | 83.50                   |
| 35          | 83.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 83.00                   | 83.00                   |
| 36          | 82.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 82.50                   | 82.50                   |
| 37          | 82.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 82.00                   | 82.00                   |
| 38          | 81.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 81.50                   | 81.50                   |
| 39          | 81.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 81.00                   | 81.00                   |
| 40          | 80.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 80.50                   | 80.50                   |
| 41          | 80.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 80.00                   | 80.00                   |
| 42          | 79.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 79.50                   | 79.50                   |
| 43          | 79.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 79.00                   | 79.00                   |
| 44          | 78.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 78.50                   | 78.50                   |
| 45          | 78.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 78.00                   | 78.00                   |
| 46          | 77.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 77.50                   | 77.50                   |
| 47          | 77.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 77.00                   | 77.00                   |
| 48          | 76.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 76.50                   | 76.50                   |
| 49          | 76.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 76.00                   | 76.00                   |
| 50          | 75.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 75.50                   | 75.50                   |
| 51          | 75.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 75.00                   | 75.00                   |
| 52          | 74.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 74.50                   | 74.50                   |
| 53          | 74.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 74.00                   | 74.00                   |
| 54          | 73.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 73.50                   | 73.50                   |
| 55          | 73.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 73.00                   | 73.00                   |
| 56          | 72.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 72.50                   | 72.50                   |
| 57          | 72.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 72.00                   | 72.00                   |
| 58          | 71.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 71.50                   | 71.50                   |
| 59          | 71.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 71.00                   | 71.00                   |
| 60          | 70.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 70.50                   | 70.50                   |
| 61          | 70.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 70.00                   | 70.00                   |
| 62          | 69.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 69.50                   | 69.50                   |
| 63          | 69.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 69.00                   | 69.00                   |
| 64          | 68.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 68.50                   | 68.50                   |
| 65          | 68.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 68.00                   | 68.00                   |
| 66          | 67.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 67.50                   | 67.50                   |
| 67          | 67.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 67.00                   | 67.00                   |
| 68          | 66.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 66.50                   | 66.50                   |
| 69          | 66.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 66.00                   | 66.00                   |
| 70          | 65.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 65.50                   | 65.50                   |
| 71          | 65.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 65.00                   | 65.00                   |
| 72          | 64.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 64.50                   | 64.50                   |
| 73          | 64.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 64.00                   | 64.00                   |
| 74          | 63.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 63.50                   | 63.50                   |
| 75          | 63.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 63.00                   | 63.00                   |
| 76          | 62.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 62.50                   | 62.50                   |
| 77          | 62.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 62.00                   | 62.00                   |
| 78          | 61.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 61.50                   | 61.50                   |
| 79          | 61.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 61.00                   | 61.00                   |
| 80          | 60.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 60.50                   | 60.50                   |
| 81          | 60.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 60.00                   | 60.00                   |
| 82          | 59.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 59.50                   | 59.50                   |
| 83          | 59.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 59.00                   | 59.00                   |
| 84          | 58.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 58.50                   | 58.50                   |
| 85          | 58.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 58.00                   | 58.00                   |
| 86          | 57.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 57.50                   | 57.50                   |
| 87          | 57.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 57.00                   | 57.00                   |
| 88          | 56.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 56.50                   | 56.50                   |
| 89          | 56.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 56.00                   | 56.00                   |
| 90          | 55.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 55.50                   | 55.50                   |
| 91          | 55.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 55.00                   | 55.00                   |
| 92          | 54.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 54.50                   | 54.50                   |
| 93          | 54.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 54.00                   | 54.00                   |
| 94          | 53.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 53.50                   | 53.50                   |
| 95          | 53.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 53.00                   | 53.00                   |
| 96          | 52.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 52.50                   | 52.50                   |
| 97          | 52.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 52.00                   | 52.00                   |
| 98          | 51.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 51.50                   | 51.50                   |
| 99          | 51.00                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 51.00                   | 51.00                   |
| 100         | 50.50                   | 12              | 100               | 0.00           | 0.00                 | 0.00             | 0.00              | 0.00            | 50.50                   | 50.50                   |

## RUNOFF DATA - POND G4A - BASIN D

| STRUCTURE | PRELIMINARY CONDITIONS | POST-DEVELOPED CONDITIONS | STORAGE VOLUME (cu ft.) | WATER SURFACE ELEVATION (ft.) |
|-----------|------------------------|---------------------------|-------------------------|-------------------------------|
| 1         | 1.00                   | 1.00                      | 1.00                    | 1.00                          |
| 2         | 2.00                   | 2.00                      | 2.00                    | 2.00                          |
| 3         | 3.00                   | 3.00                      | 3.00                    | 3.00                          |
| 4         | 4.00                   | 4.00                      | 4.00                    | 4.00                          |
| 5         | 5.00                   | 5.00                      | 5.00                    | 5.00                          |
| 6         | 6.00                   | 6.00                      | 6.00                    | 6.00                          |
| 7         | 7.00                   | 7.00                      | 7.00                    | 7.00                          |
| 8         | 8.00                   | 8.00                      | 8.00                    | 8.00                          |
| 9         | 9.00                   | 9.00                      | 9.00                    | 9.00                          |
| 10        | 10.00                  | 10.00                     | 10.00                   | 10.00                         |
| 11        | 11.00                  | 11.00                     | 11.00                   | 11.00                         |
| 12        | 12.00                  | 12.00                     | 12.00                   | 12.00                         |
| 13        | 13.00                  | 13.00                     | 13.00                   | 13.00                         |
| 14        | 14.00                  | 14.00                     | 14.00                   | 14.00                         |
| 15        | 15.00                  | 15.00                     | 15.00                   | 15.00                         |
| 16        | 16.00                  | 16.00                     | 16.00                   | 16.00                         |
| 17        | 17.00                  | 17.00                     | 17.00                   | 17.00                         |
| 18        | 18.00                  | 18.00                     | 18.00                   | 18.00                         |
| 19        | 19.00                  | 19.00                     | 19.00                   | 19.00                         |
| 20        | 20.00                  | 20.00                     | 20.00                   | 20.00                         |
| 21        | 21.00                  | 21.00                     | 21.00                   | 21.00                         |
| 22        | 22.00                  | 22.00                     | 22.00                   | 22.00                         |
| 23        | 23.00                  | 23.00                     | 23.00                   | 23.00                         |
| 24        | 24.00                  | 24.00                     | 24.00                   | 24.00                         |
| 25        | 25.00                  | 25.00                     | 25.00                   | 25.00                         |
| 26        | 26.00                  | 26.00                     | 26.00                   | 26.00                         |
| 27        | 27.00                  | 27.00                     | 27.00                   | 27.00                         |



**OWNER & DEVELOPER**  
BRIDGE DEVELOPMENT COMPANY &  
SOUTHWEST, INC.  
3001 PRIME LAKE ROAD, SUITE 100  
P.O. BOX 22789  
LINCOLN, NE 68542  
PHONE: (402) 421-1522

## ENGINEER & PREPARER

**OWNER & DEVELOPER**  
BRIDGE DEVELOPMENT COMPANY &  
SOUTHWEST, INC.  
3001 PRIME LAKE ROAD, SUITE 100  
P.O. BOX 22789  
LINCOLN, NE 68542  
PHONE: (402) 421-1522

1. ALL PLANT MATERIAL INSTALLED SHALL BE "HARDENED GROWN" MEANING THAT FOR PLANTS GROWN IN CONTAINERS, THEY SHALL BE

- A) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED LANDSCAPE ARCHITECTS AND/OR LANDSCAPE CONTRACTORS.
- B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-1990).
2. CITY OF LINCOLN SHALL MARK STREET TREE PLANTING LOCATIONS BEFORE PLANTING IS DONE.
3. LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH CITY OF LINCOLN STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION.

[illegible][illegible]

# STONE RIDGE APARTMENTS

C.U.P.  
SITE PLAN

ENGINEER & ARCHITECT

1111 LACORDA BLVD.  
ANN ARBOR, MI 48106  
PHONE: 972-4311

OWNER & DEVELOPER  
STONE RIDGE APARTMENTS  
SOUTHWEST COR. MIAMI BLVD. & 100  
P.O. BOX 27788 ANN ARBOR, MI 48106  
PHONE: (313) 961-1827

OLSON ASSOCIATES  
ARCHITECTS - PLANNERS - ENGINEERS

9

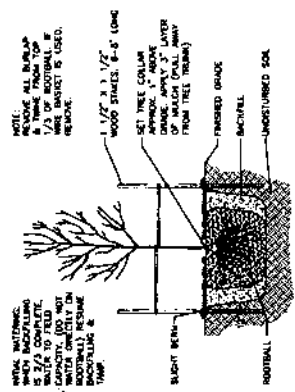
| NO. | DATE     | REVISIONS |
|-----|----------|-----------|
| 1   | 10/27/77 | REVISED   |
| 2   | 11/1/77  | REVISED   |
| 3   | 11/1/77  | REVISED   |
| 4   | 11/1/77  | REVISED   |
| 5   | 11/1/77  | REVISED   |
| 6   | 11/1/77  | REVISED   |
| 7   | 11/1/77  | REVISED   |
| 8   | 11/1/77  | REVISED   |
| 9   | 11/1/77  | REVISED   |
| 10  | 11/1/77  | REVISED   |
| 11  | 11/1/77  | REVISED   |
| 12  | 11/1/77  | REVISED   |
| 13  | 11/1/77  | REVISED   |
| 14  | 11/1/77  | REVISED   |
| 15  | 11/1/77  | REVISED   |
| 16  | 11/1/77  | REVISED   |
| 17  | 11/1/77  | REVISED   |
| 18  | 11/1/77  | REVISED   |
| 19  | 11/1/77  | REVISED   |
| 20  | 11/1/77  | REVISED   |
| 21  | 11/1/77  | REVISED   |
| 22  | 11/1/77  | REVISED   |
| 23  | 11/1/77  | REVISED   |
| 24  | 11/1/77  | REVISED   |
| 25  | 11/1/77  | REVISED   |
| 26  | 11/1/77  | REVISED   |
| 27  | 11/1/77  | REVISED   |
| 28  | 11/1/77  | REVISED   |
| 29  | 11/1/77  | REVISED   |
| 30  | 11/1/77  | REVISED   |
| 31  | 11/1/77  | REVISED   |
| 32  | 11/1/77  | REVISED   |
| 33  | 11/1/77  | REVISED   |
| 34  | 11/1/77  | REVISED   |
| 35  | 11/1/77  | REVISED   |
| 36  | 11/1/77  | REVISED   |
| 37  | 11/1/77  | REVISED   |
| 38  | 11/1/77  | REVISED   |
| 39  | 11/1/77  | REVISED   |
| 40  | 11/1/77  | REVISED   |
| 41  | 11/1/77  | REVISED   |
| 42  | 11/1/77  | REVISED   |
| 43  | 11/1/77  | REVISED   |
| 44  | 11/1/77  | REVISED   |
| 45  | 11/1/77  | REVISED   |
| 46  | 11/1/77  | REVISED   |
| 47  | 11/1/77  | REVISED   |
| 48  | 11/1/77  | REVISED   |
| 49  | 11/1/77  | REVISED   |
| 50  | 11/1/77  | REVISED   |
| 51  | 11/1/77  | REVISED   |
| 52  | 11/1/77  | REVISED   |
| 53  | 11/1/77  | REVISED   |
| 54  | 11/1/77  | REVISED   |
| 55  | 11/1/77  | REVISED   |
| 56  | 11/1/77  | REVISED   |
| 57  | 11/1/77  | REVISED   |
| 58  | 11/1/77  | REVISED   |
| 59  | 11/1/77  | REVISED   |
| 60  | 11/1/77  | REVISED   |
| 61  | 11/1/77  | REVISED   |
| 62  | 11/1/77  | REVISED   |
| 63  | 11/1/77  | REVISED   |
| 64  | 11/1/77  | REVISED   |
| 65  | 11/1/77  | REVISED   |
| 66  | 11/1/77  | REVISED   |
| 67  | 11/1/77  | REVISED   |
| 68  | 11/1/77  | REVISED   |
| 69  | 11/1/77  | REVISED   |
| 70  | 11/1/77  | REVISED   |
| 71  | 11/1/77  | REVISED   |
| 72  | 11/1/77  | REVISED   |
| 73  | 11/1/77  | REVISED   |
| 74  | 11/1/77  | REVISED   |
| 75  | 11/1/77  | REVISED   |
| 76  | 11/1/77  | REVISED   |
| 77  | 11/1/77  | REVISED   |
| 78  | 11/1/77  | REVISED   |
| 79  | 11/1/77  | REVISED   |
| 80  | 11/1/77  | REVISED   |
| 81  | 11/1/77  | REVISED   |
| 82  | 11/1/77  | REVISED   |
| 83  | 11/1/77  | REVISED   |
| 84  | 11/1/77  | REVISED   |
| 85  | 11/1/77  | REVISED   |
| 86  | 11/1/77  | REVISED   |
| 87  | 11/1/77  | REVISED   |
| 88  | 11/1/77  | REVISED   |
| 89  | 11/1/77  | REVISED   |
| 90  | 11/1/77  | REVISED   |
| 91  | 11/1/77  | REVISED   |
| 92  | 11/1/77  | REVISED   |
| 93  | 11/1/77  | REVISED   |
| 94  | 11/1/77  | REVISED   |
| 95  | 11/1/77  | REVISED   |
| 96  | 11/1/77  | REVISED   |
| 97  | 11/1/77  | REVISED   |
| 98  | 11/1/77  | REVISED   |
| 99  | 11/1/77  | REVISED   |
| 100 | 11/1/77  | REVISED   |

STONE RIDGE APARTMENTS

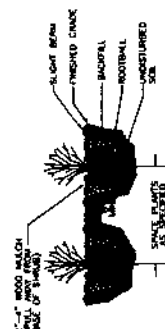
LANDSCAPE PLAN

| NO. | DATE     | REVISIONS |
|-----|----------|-----------|
| 1   | 10/27/77 | REVISED   |
| 2   | 11/1/77  | REVISED   |
| 3   | 11/1/77  | REVISED   |
| 4   | 11/1/77  | REVISED   |
| 5   | 11/1/77  | REVISED   |
| 6   | 11/1/77  | REVISED   |
| 7   | 11/1/77  | REVISED   |
| 8   | 11/1/77  | REVISED   |
| 9   | 11/1/77  | REVISED   |
| 10  | 11/1/77  | REVISED   |
| 11  | 11/1/77  | REVISED   |
| 12  | 11/1/77  | REVISED   |
| 13  | 11/1/77  | REVISED   |
| 14  | 11/1/77  | REVISED   |
| 15  | 11/1/77  | REVISED   |
| 16  | 11/1/77  | REVISED   |
| 17  | 11/1/77  | REVISED   |
| 18  | 11/1/77  | REVISED   |
| 19  | 11/1/77  | REVISED   |
| 20  | 11/1/77  | REVISED   |
| 21  | 11/1/77  | REVISED   |
| 22  | 11/1/77  | REVISED   |
| 23  | 11/1/77  | REVISED   |
| 24  | 11/1/77  | REVISED   |
| 25  | 11/1/77  | REVISED   |
| 26  | 11/1/77  | REVISED   |
| 27  | 11/1/77  | REVISED   |
| 28  | 11/1/77  | REVISED   |
| 29  | 11/1/77  | REVISED   |
| 30  | 11/1/77  | REVISED   |
| 31  | 11/1/77  | REVISED   |
| 32  | 11/1/77  | REVISED   |
| 33  | 11/1/77  | REVISED   |
| 34  | 11/1/77  | REVISED   |
| 35  | 11/1/77  | REVISED   |
| 36  | 11/1/77  | REVISED   |
| 37  | 11/1/77  | REVISED   |
| 38  | 11/1/77  | REVISED   |
| 39  | 11/1/77  | REVISED   |
| 40  | 11/1/77  | REVISED   |
| 41  | 11/1/77  | REVISED   |
| 42  | 11/1/77  | REVISED   |
| 43  | 11/1/77  | REVISED   |
| 44  | 11/1/77  | REVISED   |
| 45  | 11/1/77  | REVISED   |
| 46  | 11/1/77  | REVISED   |
| 47  | 11/1/77  | REVISED   |
| 48  | 11/1/77  | REVISED   |
| 49  | 11/1/77  | REVISED   |
| 50  | 11/1/77  | REVISED   |
| 51  | 11/1/77  | REVISED   |
| 52  | 11/1/77  | REVISED   |
| 53  | 11/1/77  | REVISED   |
| 54  | 11/1/77  | REVISED   |
| 55  | 11/1/77  | REVISED   |
| 56  | 11/1/77  | REVISED   |
| 57  | 11/1/77  | REVISED   |
| 58  | 11/1/77  | REVISED   |
| 59  | 11/1/77  | REVISED   |
| 60  | 11/1/77  | REVISED   |
| 61  | 11/1/77  | REVISED   |
| 62  | 11/1/77  | REVISED   |
| 63  | 11/1/77  | REVISED   |
| 64  | 11/1/77  | REVISED   |
| 65  | 11/1/77  | REVISED   |
| 66  | 11/1/77  | REVISED   |
| 67  | 11/1/77  | REVISED   |
| 68  | 11/1/77  | REVISED   |
| 69  | 11/1/77  | REVISED   |
| 70  | 11/1/77  | REVISED   |
| 71  | 11/1/77  | REVISED   |
| 72  | 11/1/77  | REVISED   |
| 73  | 11/1/77  | REVISED   |
| 74  | 11/1/77  | REVISED   |
| 75  | 11/1/77  | REVISED   |
| 76  | 11/1/77  | REVISED   |
| 77  | 11/1/77  | REVISED   |
| 78  | 11/1/77  | REVISED   |
| 79  | 11/1/77  | REVISED   |
| 80  | 11/1/77  | REVISED   |
| 81  | 11/1/77  | REVISED   |
| 82  | 11/1/77  | REVISED   |
| 83  | 11/1/77  | REVISED   |
| 84  | 11/1/77  | REVISED   |
| 85  | 11/1/77  | REVISED   |
| 86  | 11/1/77  | REVISED   |
| 87  | 11/1/77  | REVISED   |
| 88  | 11/1/77  | REVISED   |
| 89  | 11/1/77  | REVISED   |
| 90  | 11/1/77  | REVISED   |
| 91  | 11/1/77  | REVISED   |
| 92  | 11/1/77  | REVISED   |
| 93  | 11/1/77  | REVISED   |
| 94  | 11/1/77  | REVISED   |
| 95  | 11/1/77  | REVISED   |
| 96  | 11/1/77  | REVISED   |
| 97  | 11/1/77  | REVISED   |
| 98  | 11/1/77  | REVISED   |
| 99  | 11/1/77  | REVISED   |
| 100 | 11/1/77  | REVISED   |

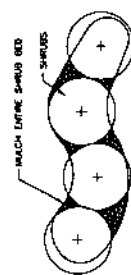
SHEET  
4 OF 4



1 TREE PLANTING DETAIL  
SCALE 1/8\"



2 SHRUB PLANTING DETAIL  
SCALE 1/8\"



3 SHRUB MULCHING DETAIL  
SCALE 1/8\"

## LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 81 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 200.34 FEET TO A POINT, THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 81 I.T., SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,085.04 FEET TO A SOUTHWEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST ALONG A WEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 131.55 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 630.00 FEET, ARC LENGTH OF 446.81 FEET, DELTA ANGLE OF 40 DEGREES 38 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 19 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A WEST LINE OF SAID LOT 81 I.T., AND A CHORD LENGTH OF 437.50 FEET TO A WEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 49 DEGREES 44 MINUTES 40 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 41.90 FEET TO A WEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 28 DEGREES 01 MINUTES 29 SECONDS EAST ALONG A WEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 341.21 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,007.00 FEET, ARC LENGTH OF 474.92 FEET, DELTA ANGLE OF 27 DEGREES 01 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 75 DEGREES 23 MINUTES 47 SECONDS EAST, AND A CHORD LENGTH OF 470.53 FEET TO A POINT, THENCE SOUTH 77 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 293.13 FEET TO A POINT, THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 115.27 FEET TO A POINT, THENCE SOUTH 35 DEGREES 06 MINUTES 51 SECONDS EAST, A DISTANCE OF 97.06 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 394.09 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 81 I.T., SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 428.22 FEET TO A SOUTHEAST

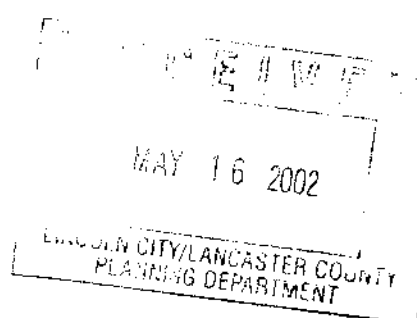
MAY 16 2002

LINCOLN CITY/ LANCASTER CO.

CORNER OF SAID LOT 81 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 10.00 FEET TO A EAST CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG A EAST LINE OF SAID LOT 81 I.T., SAID LINE BEING 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE SOUTH 45 DEGREES 09 MINUTES 33 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 35.23 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 20.00 FEET TO A SOUTH CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 10.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 94.93 FEET TO A SOUTH CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 862,759.27 SQUARE FEET OR 19.81 ACRES, MORE OR LESS.

MAY 8, 2002 (9:33AM)

F:\Projects\20020194\yplat\dwg\ycuplegal.rtf



# M e m o r a n d u m

---

**To:** Jason Reynolds, Planning  
**From:** Dennis Bartels, Engineering Services  
**Subject:** Stone Ridge Special Permit for Apartments  
**Date:** May 29, 2002

**cc:** Roger Figard  
Randy Hoskins  
Ben Higgins  
Virendra Singh  
Nicole Fleck-Tooze

Engineering Services has reviewed the Stone Ridge Apartments CUP located at the northwest corner of 27th and Yankee Hill Road and has the following comments:

1. The proposed storm water detention does not meet design standards. The study shows the post development 2 and 10 year flows do not match pre-development. The 2 year post development flows exceed design standard requirements by 60% and are unacceptable. Design standards require that retention facilities with permanent pools be designed with an outlet that allow the retention facility to be drained. The permanent pools for this development have no provisions to drain the permanent pools. The permanent pool for pond G-4 is entirely below the downstream outlet channel.  
  
Energy dissipation must be provided at the outlet of the detention pond. Final design of the cell must include data showing the effective dissipation. Design standards require an emergency overflow. Design and flow data for the emergency spillway should be provided.
2. A sanitary sewer needs to be shown in 27th from Yankee Hill Road north to the existing sewer.
3. Minimum opening elevations for all buildings must be provided.
4. The open channel along the west side of this development is shown. Design standards require evaluation to determine what measures are needed to avoid bottom scour and bank cutting. Headwater calculations should be provided for the box culvert at Hollynn Lane to show depth of flow along this ditch.
5. Consideration should be given to connecting the north and south portions of the apartments by a road connection across the dam between the 2 proposed detention areas. The connection is desirable to provide more than one means of ingress and egress because of the number of apartments and lengths of the connecting drives.

# Memo



**To:** Brian Will, Planning Department

**From:** Mark Canney, Parks & Recreation

**Date:** June 3, 2002

**Re:** Stone Ridge Apartments CUP (Revised0 CUP #1978)

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. Provide outdoor recreation plan that includes ½ court basketball, playground (including swing and spring toys), ground surface, shaded seating area. Play equipment needs to meet the consumer safety standards. This information should be available from play equipment manufacturer or representative.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Jason Reynolds

**DATE:** June 3, 2002

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Jerry Hood

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Bruce Dart, Director  
EH File  
EH Administration

**SUBJECT:** Stone Ridge Apartments  
SP #1978 CZ #3369

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Stone Ridge Apartments subdivision. The following items are noted:

**Air Pollution**

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

**Sewage Disposal**

Sewage disposal is proposed to be the City of Lincoln sewerage collection system.

**Water Supply**

Water supply is proposed to be the City of Lincoln water supply system.

**Erosion Control**

During construction means must be taken to prevent wind and water erosion from the site. The Lower Platte South Natural Resources District should be contacted for assistance in this matter.

**Swimming Pool**

In the Southwest corner of this proposed subdivision is what appears to be a club house with a rectangle and an oval designation behind it. If either of these symbols are a swimming pool the LLCHD must approve the plans for it prior to construction. It would also have to be approved by the State of Nebraska Department of Health and Human Services.



# SEACREST & KALKOWSKI, P.C.

1111 LINCOLN MALL, SUITE 350  
LINCOLN, NEBRASKA 68508-3905

TELEPHONE (402) 435-6000  
FACSIMILE (402) 435-6100  
E-MAIL: cathie@sklaw.inetnebr.com

KENT SEACREST  
DANAY KALKOWSKI

June 26, 2002

## HAND DELIVERY

Brian Will  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Special Permit No. 1978

Dear Brian:

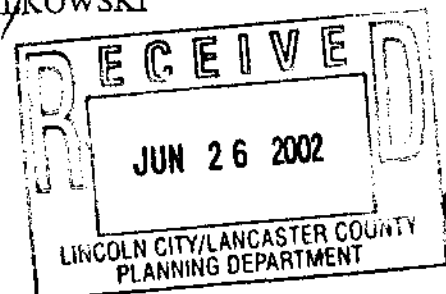
Pursuant to our discussions yesterday, we are hereby requesting a waiver of the design standard that requires an outlet to be provided that will allow a retention facility to be completely drained when required for silt removal, maintenance or inspection. Ridge Development Company and Southview, Inc. are requesting this waiver in order to allow for the construction of retention ponds with permanent pools deep enough to allow for blue water conditions, where plant and anaerobic growth can be limited. This retention facility will be privately maintained and will be pumped out in a situation where maintenance is necessary.

It is my understanding after our discussion yesterday that our request to count tandem parking stalls to meet the parking requirements under the special permit does not require publication for a separate waiver request. We have requested a two day delay from the Planning Commission to allow time for the above waiver to be published.

If you have any questions regarding the above or need any additional information, please give me a call.

Very truly yours,

  
DANAY KALKOWSKI  
For the Firm



028

# SEACREST & KALKOWSKI, P.C.

1111 LINCOLN MALL, SUITE 350  
LINCOLN, NEBRASKA 68508-3905

TELEPHONE (402) 435-6000  
FACSIMILE (402) 435-6100  
E-MAIL: cathie@sklaw.inetnebr.com

ITEM NO. 3.2a&b: CHANGE OF ZONE NO. 3369  
SPECIAL PERMIT NO. 1978  
(p.123 - Public Hearing - 6/26/02)

KENT SEACREST  
DANAY KALKOWSKI

June 26, 2002

## HAND DELIVERY

Jean Walker  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

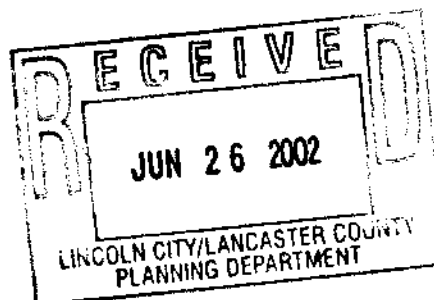
Re: Change of Zone #3369  
Special Permit #1978

Dear Jean:

On behalf of the Applicants of the above referenced matters, we would request that the Planning Commission public hearing be delayed for two weeks. Based upon discussions with Brian Will and Dennis Bartels yesterday, we are making a waiver request for Special Permit No. 1978 that has not yet been published. This delay would allow us time for such publication. A copy of our letter requesting the waiver is enclosed herein. We thank you for your consideration of our requested delay.

Very truly yours,

  
DANAY KALKOWSKI  
For the Firm



## MOTION TO AMEND

I hereby move to amend the Conditions recommended by the Lincoln City/Lancaster County Planning Staff Report for P.A.S.#: Special Permit #1978 to read as follows:

CONDITIONS FOR SPECIAL PERMIT #1978:

## Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
  - 1.1 Revise the plan as follows:
    - 1.1.1 Provide a pedestrian crossing drive across the dam connecting the north and south access drives that will accommodate ambulance traffic in the event an emergency occurs and the primary access to the south is blocked.
    - 1.1.2 Provide a sidewalk loop along one side of the drive throughout the interior of the complex, with sidewalk connections made to allow direct access to South 27<sup>th</sup> Street, Yankee Hill Road, Hollynn Lane, to the unlabeled building, and installed along both sides of the drive connecting to the 'Future Drive Access' noted north of the side.
    - 1.1.3 Delete the two sign envelopes shown between the clubhouse and Hollynn Lane. The landscape plan must also be revised to show all remaining sign envelopes.
    - 1.1.4 Provide outdoor recreation facilities consisting of a 1/2 basketball court, playground (including swing and spring toys), ground surface, with a shaded seating area consistent with the review from the Parks and Recreation Department.
    - 1.1.5 Provide an identified blanket utility easement over the site except for building footprints acceptable to LES.
    - 1.1.6 Delete notes #5 and #10 under General Site Notes.
    - 1.1.7 Label all buildings and structures along with their purpose, and add the number of dwelling units per structure.

1.1.8 Show the unlabeled clubhouse with vehicular and pedestrian access from the internal road system ~~with the access drive off Hollynn Lane deleted.~~

1.1.9 Add a note that states, "Applicant, as owner of the property, recognizes the design of the detention facilities could potentially result in additional maintenance issues and costs that are the lot owner's responsibility."

1.2 The applicant must address all items to the satisfaction of the Public Works and Utilities Department noted in their review.

2. This approval permits 120 multiple-family units and one associated clubhouse.

3. The City Council approves associated request:

3.1 Change of Zone #3369.

3.2 Waiver of the design standard that requires an outlet to be provided that will allow a retention facility to be completely drained when required for silt removal, maintenance or inspection.

#### General

43. Before receiving building permits:

43.1 The permittee shall have submitted a revised and reproducible final plan and 5 copies.

43.2 The construction plans shall comply with the approved plans.

#### Standard Conditions:

54. The following conditions are applicable to all requests:

54.1 Before occupying the dwelling units and clubhouse all development and construction shall have been completed in compliance with the approved plans.

54.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

54.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 54.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 54.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant.

Introduced by:

---

Approved as to Form & Legality:

---

City Attorney

Staff Review Completed:

---

Administrative Assistant

Requested by: SEACREST & KALKOWSKI, P.C.